

**Aldreds**  
Estate Agents



11 Derwent Gardens

North Lowestoft, Lowestoft, NR32 4TN

Offers Over £260,000



## 11 Derwent Gardens

Lowestoft, NR32 4TN

Aldreds are delighted to offer this Warnes built larger 2 bedroomed detached bungalow with separate dining room situated in this very desirable cul-de-sac within North Lowestoft. The property benefits from gas fired central heating and Upvc double glazed windows, doors and fully heated conservatory. The spacious and versatile accommodation includes an entrance porch, wide L-shaped entrance hall, spacious lounge, large kitchen with open plan dining room, 2 double bedrooms, family shower room and conservatory. To the outside front there is a spacious front garden with drive way providing ample off road parking leading to a brick built garage and to the rear there is a private lawned garden with timber workshop and 2 timber sheds. Within walking distance of all local amenities and bus routes with links to Great Yarmouth and Lowestoft town centre. Offered with outstanding value for money. Early viewing is recommended.

### Entrance Porch

Fitted carpet, large aspect Upvc windows, Upvc entrance door, power points.

### Wide L-Shaped Entrance Hall

Fitted carpet, coved ceiling, radiator, telephone socket, power points, full length airing cupboard, further full length storage/cloak cupboard.

### Lounge

12'10" x 14'8" (3.92 x 4.49)

Fitted carpet, coved ceiling, power points, T.V point, radiator, Upvc window.

### Kitchen

9'7" x 9'5" (2.93 x 2.89)

Tiled effect vinyl flooring, range of quality fitted kitchen units, extended work surfaces, built in electric oven with electric ceramic hob, power points, radiator, plumbing and recess for washing machine, poly carbonate sink with single drainer, tiled splash backs, recess for fridge/freezer, Upvc window, Upvc door leading to conservatory, wide opening leading to the open plan dining area.

### Dining Area

7'8" x 10'7" (2.35 x 3.25)

Fitted carpet, coved ceiling, radiator, power points, Upvc window.





### Bedroom 1

11'8" x 12'7" (3.56 x 3.86)

Fitted carpet, coved ceiling, power points, Upvc window, radiator, T.V point.

### Bedroom 2

12'1" x 13'1" (3.7 x 3.99)

Fitted carpet, coved ceiling, power points, Upvc window, radiator.

### Family Shower Room

Ceramic tiled flooring, over sized fully tiled shower cubicle, vanity sink unit, low level W.C, full length heated towel rail, coved ceiling, Upvc window.

### Conservatory

6'10" x 17'3" (2.09 x 5.26)

Fitted carpet, fully heated with a radiator, power points, T.V point, large aspect Upvc windows, Upvc door leading out to the rear garden.

### Tenure And Services

Freehold

Council Tax Band - B

Mains Gas Electric And Drains

### Outside To The Front

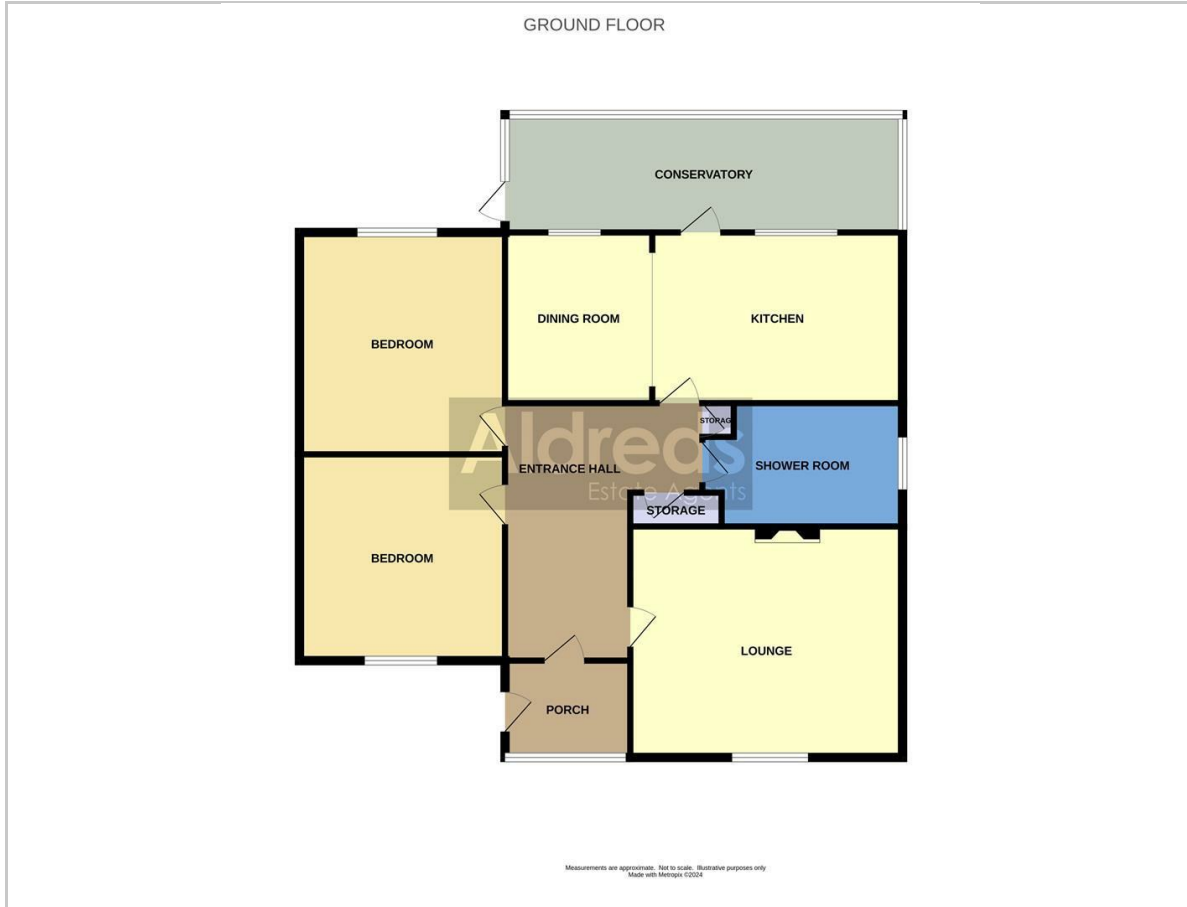
There is a beautifully presented garden laid to ornamental stone with tarmac drive way providing ample off road parking leading to a brick built garage with up and over door, power points and lighting. Brick weave footpath leading to front door.

### Outside to The Rear

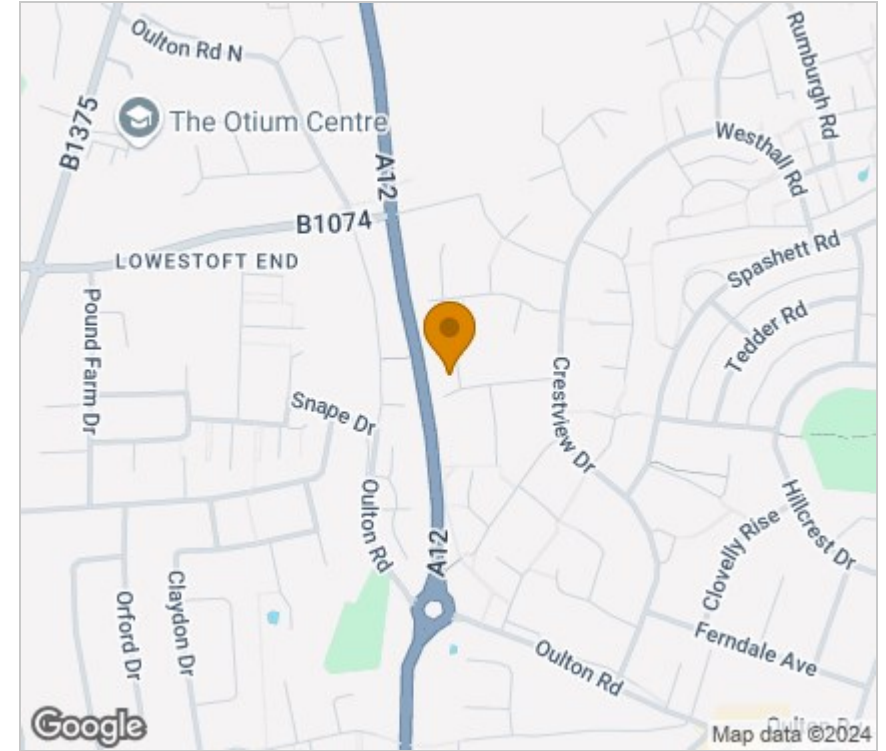
There is a beautifully presented and private lawned garden with large patio seating area, 3 timber and felt garden sheds, one which would be ideal as a workshop, full range of flower and shrub borders, enclosed Upvc lean to with poly carbonate roof and covered seating area. All enclosed by high walls and high fencing. This garden has a very private rear and side aspect with side access door to garage and side footpaths leading to front drive way.



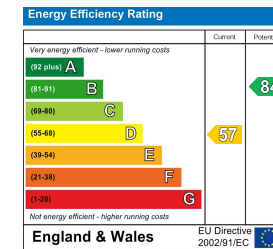
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

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